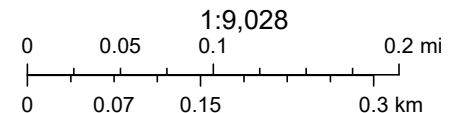
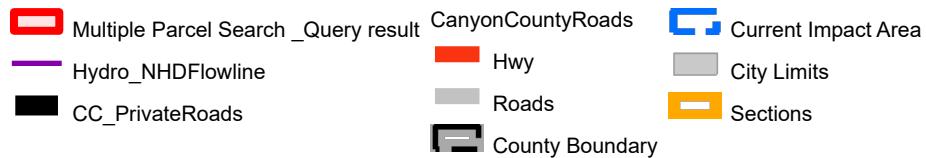


Canyon County, ID Web Map



2/16/2023, 9:19:44 AM



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | COMPASS | Nampa GIS | Canyon County Sheriff's Office

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME:		
	MAILING ADDRESS:		
	PHONE:		EMAIL:

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature:

Clay for Gyro

Date:

9.28.22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:		
	COMPANY NAME:		
	MAILING ADDRESS:		
	PHONE:		EMAIL:

SITE INFO	STREET ADDRESS:	<i>12671 Lizard Butte Ln Caldwell 83607</i>					
	PARCEL #:	<i>R33590012D</i>	LOT SIZE/AREA:	<i>15.1 ac / 8 ac</i>			
	LOT:	<i>na</i>	BLOCK:	<i>na</i>			
	SUBDIVISION:	<i>na</i>					
	QUARTER:	<i>NE</i>	SECTION:	<i>34</i>	TOWNSHIP:	<i>3N</i>	RANGE:
ZONING DISTRICT:				FLOODZONE (YES/NO):	<i>no</i>		

HEARING LEVEL APPS	<input checked="" type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER: *W2022-0042*

DATE RECEIVED: *9/29/22*

RECEIVED BY: *Maddy Vander Veen*

APPLICATION FEE: *\$950* (CK) MO CC CASH

Conditional Use Permit Application Description

9/28/2022

12671 Liazrd Butte Lane, Caldwell, ID 83607 R33590012D

We propose to build a 108'x144' barn for horses and livestock. It will include a 60'x120' indoor arena. It will have 24 indoor stalls, 12'x12'. The barn will need a bathroom, office, and upstairs seating.

The barn will used to board our personal horses, extended family horses, friends' horses, and client horses. We plan to bring a trainer to the property to train client horses, give lessons, and hold clinics. We also hope to hold small charity events for 4H, FFA, and other local interests, and similar events.

The barn will be surrounded by 4 pastures, one off each corner. They will be approximately 30,000 sf each. There will also be a 12'x220' outdoor arena, and a 70'x120' parking area.

There will be a tack room in the barn, as well as an outdoor tack room close to the outdoor arena. We plan to have an outdoor walker, wash area, bull pen, 12 outdoor stalls with shade covers, and other similar amenities for horses and cows.

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address:	12671 Lizard Butte Ln	Parcel Number:	R335900120		
City:	Caldwell	State:	ID	ZIP Code:	83607
Notices Mailed Date:	8-25-22	Number of Acres:	15.15	Current Zoning:	
Description of the Request:	Barn, and arenas				

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:	Alan Mowry				
Company Name:	[REDACTED]				
Current address:	[REDACTED]				
City:	[REDACTED]	State:	[REDACTED]	ZIP Code:	[REDACTED]
Phone:	[REDACTED]	Cell:	[REDACTED]	Fax:	[REDACTED]
Email:	[REDACTED]				

MEETING INFORMATION

DATE OF MEETING:	9-6-22	MEETING LOCATION:	12671 Lizard Butte Ln
MEETING START TIME:	7pm	MEETING END TIME:	8pm
ATTENDEES:			
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:	
1. Alan Mowry	12671 Lizard Butte Ln	R335900120	
2. Cheryl Mowry	12671	"	
3. Ron Adair	12669	"	
4. Barbara Adair	12669	"	
5. Tiffany Olsen	12661	"	
6. Suzanne DeRuyter	PO Box 580 Marsing	(R33582)	
7. Maddie Hall	12905 Sunnyslope	R33589	
8. Joann Bradford		R33589	
9.			

10.
11.
12.
13. I did not realize until after the meeting
14. that I was supposed to get signatures.
15. The 8 people I listed did show up.
16.
17. Alan
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Alan Mowry

APPLICANT/REPRESENTATIVE (Signature):



DATE: 9/28/22

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date 8/25/22

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance 5 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit is applied.

The Neighborhood Meeting details are as follows:

Date: Tuesday, September 6, 2022 Sorry for the previous typo on the date.

Time: 7 PM

Location: 12671 Lizard Butte Ln, Caldwell, ID, 83607

Property description: The Mowry's residence, a brown stucco house

The project is summarized below:

Site Location: Middle of the east field at 12671 Lizard Butte Ln.

Proposed access: Already exists: Off the 55, just east of the Marsing Bridge

Total acreage: 15.15

Proposed Project: Build a 108'x144' horse barn with 24 stalls and a 60' x 120' indoor arena.

Proposed use: personal horses, as well as board and train client horses. Occasional lessons and clinics with a professional trainer, and possibly other small equine events.

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement, and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at 208-785-1234

Sincerely,



Alan Mowry, for Gyro Engineering Corp.

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/development Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
- ☐ N/A – Explain why this is not applicable: _____
- ☐ How many Individual Domestic Wells are proposed? 2 exist - would like 1 more

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
- ☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**

- ☒ Surface Wildcat Dist. ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

- ☒ Pressurized for pasture ☐ Gravity

5. **ACCESS:**

- ☐ Frontage ☒ Easement Easement width 28' Inst. # _____

6. **INTERNAL ROADS:**

- ☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)

Type: Screw rod & Pipe / T post electr. Height: 6' & 5'

8. **STORMWATER:** ☐ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches

☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

None

RESIDENTIAL USES**1. NUMBER OF LOTS REQUESTED:**0

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:0

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES**1. SPECIFIC USE:**Barn with indoor and outdoor arenas**2. DAYS AND HOURS OF OPERATION:**

- ☒ Monday 8am to 6pm
☒ Tuesday _____ to _____
☒ Wednesday _____ to _____
☒ Thursday _____ to _____
☒ Friday _____ to _____
☒ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No**4. WILL YOU HAVE A SIGN?** ☐ Yes ☒ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 10

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 50

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building

☐ Kennel

☐ Individual Housing

☒ Other

Posture?
Stalls - indoor/outdoor

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

wide open spaces

☒ ~~Building~~

Born

☐ Enclosure

☐ Barrier/Berm

☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System

☐ Animal Waste Only Septic System

☒ Other:

compost - we already compost 30 yards/yr

Plot Plan

835'

1003



$\frac{1}{4}" = 35'$



TitleOne
a title & escrow co.

Order Number: 17293586

Warranty Deed

For value received,

Alan Mowry and Cheryl Mowry, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Gyro Engineering Corp., a California corporation

whose current address is [REDACTED]

the grantee, the following described premises, in Canyon County, Idaho, to wit:

Parcel 1 on Amended Record of Survey recorded May 23, 2016 as Instrument No. 2016-019450, being a portion of the Government Lot 1 of Section 34, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

**Beginning at a found 5/8 inch diameter iron pin stamped "Marks LS 7045" marking the Northeast corner of said Government Lot 1, said pin bears North 89°36'47" West, a distance of 1337.43 feet from the Northeast corner of said Section 34; thence along the Easterly boundary of said Government Lot 1 South 00°15'48" West, a distance of 834.53 feet to a set half inch diameter iron pin stamped "CLS PLS 7732"; thence leaving said Easterly boundary South 68°16'32" West, a distance of 808.14 feet to a set half inch diameter iron pin stamped "CLS PLS 7732" marking the mean high water line of the right of East bank or the Snake River; thence along said high water line North 01°07'56" West, a distance of 29.91 feet to a found 5/8 inch diameter iron pin stamped "LS 3627"; thence leaving said high water line North 68°16'32" East, a distance of 342.93 feet to a found 5/8 inch diameter iron pin stamped "LS 3627"; thence North 63°40'11" East, a distance of 296.32 feet to a set half inch diameter iron pin stamped "CLS PLS 7732"; thence North 26°19'49" West, a distance of 327.00 feet to a point; thence South 81°04'34" West, a distance of 474.66 feet to a found 5/8 inch diameter iron pin stamped "Marks LS 7045" marking the mean high water line of the right of East bank or the Snake River; thence along said mean high water line the following courses and distances:
North 17°16'23" West, a distance of 83.89 feet to a found 5/8 inch diameter iron pin stamped "Marks LS 7045"; thence
North 24°51'19" West, a distance of 427.92 feet to a found 5/8 inch diameter iron pin stamped "Marks LS 7045"; thence
North 04°41'37" West, a distance of 164.88 feet to a point marking the Northerly boundary of said Government Lot 1; thence along said Northerly boundary
South 89°36'47" East, a distance of 1003.26 feet to the Point of Beginning.**

And

A parcel of land being a portion of the Northeast quarter of the Northeast quarter of Section 34, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at a found 5/8 inch diameter iron pin stamped "Marks LS 7045" marking the Northeast corner of Government Lot 1 of said Section 34, said pin bears North 89°36'47" West, a distance of 1337.43 feet from the Northeast corner of said Section 34; thence along the Northerly boundary of said Northeast quarter of the Northeast quarter

South 89°36'47" East, a distance of 17.98 feet to a point; thence

South 00°17'38" East, a distance of 1319.33 feet to a point marking the Southerly boundary of said Northeast quarter of the Northeast quarter; thence along the Southerly boundary of said Northeast quarter of the Northeast quarter

North 89°33'16" West, a distance of 30.81 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the Southeast corner of Government Lot 1; thence along the Easterly boundary of said Government Lot 1

North 00°15'48" East, a distance of 1319.21 feet to the Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: July 13, 2017

Alan Mowry

Cheryl Mowry

State of Idaho
County of Canyon

On this 13th day of July in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Alan Mowry and Cheryl Mowry, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public

Residing in:

My Commission Expires:
(seal)

EMILY WILLIAMS
NOTARY PUBLIC
10/18/2018



Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 76460

Date: 9/29/2022

Date Created: 9/29/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Gyro Engineering

Comments: CU2022-0042

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2022-0042	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1192	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00